

Introduced by Senator Migden

February 20, 2008

An act to add Section 7060.8 to the Government Code, relating to residential real property.

LEGISLATIVE COUNSEL'S DIGEST

SB 1299, as introduced, Migden. Residential real property: price control.

Existing law prohibits, except as specified, a public entity from compelling the owner of residential real property to offer, or to continue to offer, residential rental units for rent or lease. Under existing law, if residential rental units subject to rent or lease price controls are demolished and new ones are constructed on the same property, the new residential rental units are subject to those price controls, as specified.

This bill would authorize a city, county, or a city and county having a rental or lease price control system to require a property owner, as specified, to replace the same number of residential rental units that were demolished either on the same property or at another location determined by the property owner and the local entity, and to make the replacement residential units subject to the price control that applied to the demolished units.

Vote: majority. Appropriation: no. Fiscal committee: no.
State-mandated local program: no.

The people of the State of California do enact as follows:

1 SECTION 1. Section 7060.8 is added to the Government Code,
2 to read:

1 7060.8. Notwithstanding any other provision of law, a city,
2 county, or a city and county that has in effect any control or system
3 of control on the price at which accommodations may be offered
4 for rent or lease may, by ordinance or by regulation, require that
5 if the accommodations are demolished and replaced with residential
6 units on the same property, that the owner of the property either
7 include the same number of residential rental units on the property
8 as were demolished and that were subject to price control or
9 provide for that number of residential rental units at another
10 location determined by agreement between the owner of the
11 property and the city, county, or city and county where the property
12 is located. Notwithstanding any other provision of law, an
13 ordinance or regulation adopted pursuant to this section may
14 require that the replacement residential units be subject to the price
15 control or system of price control that applied to the demolished
16 accommodations.